



# Howard Planning and Zoning Minutes



## MINUTES HOWARD COUNTY PLANNING & ZONING June 20, 2012

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 20<sup>th</sup> of June, 2012 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 8:00 P.M. Roll call showed 6 members present: Daryl Anderson, Jeff Christensen, Kenneth Kozisek, Jack Reimers, Terry Spilinek and Lauren Scarborough. Those absent were: Randy Kauk, Ron Kulwicki & Dave Sack. Also present were Franz Trumler, Planning & Zoning Administrator, and Cherri Klinginsmith, Secretary. The Open Meeting Act is posted in the rear of the room. Administrator Trumler read the Notice of Meeting. A proof of publication is filed at the Howard County Clerks office. The Agenda and minutes of the May 16<sup>th</sup>, 2012 meeting were mailed to board members prior to the meeting. A motion was made by Jeff Christensen and 2<sup>nd</sup> by Ken Kozisek to approve minutes as written. The motion passed on a unanimous voice vote.

Old business: None

At 8:05 P.M. the Public Hearing for Eagle Subdivision in the E ½, NE ¼, except a 2 acre tract in SE Corner of Section 30-13-9 W of the 6<sup>th</sup> P.M. in Howard County. Administrator Trumler read the Notice of Meeting. Harvey Langrehr presented the application to the board and explained that this subdivision would allow him to sell the residence with 9.9 acres to tenants who have lived on the property for several years. The fact that this would create two (2) non-farming residences in the quarter section was exempted by a variance granted on May 16, 2012. The residence is near Mamot Feedlot and tenants are okay with the odor. Harvey called all adjacent land owners to make them aware of subdivision and none were present to oppose the request. A motion was made by Ken Kozisek and 2<sup>nd</sup> by Daryl Anderson to approve the application. A roll call vote was taken and the motion carried 6-0. A Finding of Fact was completed. (See Attached)

At 8:20 P.M. the Public Hearing for Pineview Subdivision in the NE ½ Except E ½ of E ½ of section 18-13-9 W of the 6<sup>th</sup> P.M. in Howard County. This subdivision is in A2 Zoning. Administrator read the notice of Meeting. Ed & Donna Assendrop presented the application to the board and explained they are retired and decided to sell the building site and move to town. No one was in opposition of application, and it meets all our zoning regulation. A motion was made by Lauren Scarborough and 2<sup>nd</sup> by Jack Reimers to approve the application. A roll call vote was taken and the motion carried 6-0. A Finding of Fact was completed. (See Attached)

At 8:30 P.M. the Public Hearing for adoption of Zoning Regulations on Conservation & Preservation Easements was held. After some review, the changes were accepted. Administrator Trumler stated he will be notifying the FSA office of the new regulation and they will need to inform us of any applications requesting this. A motion was made by Jack Reimers and 2<sup>nd</sup> by Jeff Christensen to approve the new regulations.

Next item on the agenda was discussion with Jay Peterson regarding his 2<sup>nd</sup> modular home. Jay presented his predicament and asked the board for some time to make a decision of asking tenants to move out of 2<sup>nd</sup> modular home, removing the modular or subdividing his property so the modular can remain on the premises. After much discussion the board agreed he is definitely in violation of our regulations. More discussion took place and Jay decided he would complete a subdivision application and if circumstances change later he will vacate the subdivision.



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Next on the agenda was discussion regarding a proposed Motor cross track. Some discussion was had regarding the noise level and amount of traffic. The board took no further action due to the individual questioning this was not present to ask questions.

The final item on agenda was by Administrator Trumler to update the zoning board on the site visit of Dan Buhrman. The site has been cleaned up more and Mr. Buhrman is in the process of finishing the clean up, and the administrator feels good about the progress.

A motion was made by Jeff Christensen and 2<sup>nd</sup> by Daryl Anderson to adjourn at 9:40 P.M.

The next meeting is scheduled for July 18, 2012 at 8:00 P.M.

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Cherri Klinginsmith, Acting Secretary